

July 17, 2000
7:00 p.m.

Sunflower Room
Sedgwick County Extension Education Center
7001W. 21st Street North

DISTRICT ADVISORY BOARD - DISTRICT V

Minutes July 17, 2000

The District V Advisory Board meeting was held at 7:00 p.m. in the *Sunflower Room*, Sedgwick County Education Extension Center, Ridge and 21st Street.

Members Present

Bob Bulman
Mo Ediger
Margarita LaFarelle Hunt
Fran Hoggatt
Andy Johnson
Vince Miller
Texanita Randle
Bob Sorenson
Bob Martz, Council Member

Members Absent

David Almes
Sean Cash
David Dennis

City Staff

Marvin Krout, Planning
Chris Carrier, Public Works
Joe Pajor, Public Works
Larry Henry, Public Works
Jay Newton, Finance
Officer Robert Lacy, Police
Dana Brown, City Manager's Office

Guests

Tim Austin 11002 W. 11th Street Court

Council Member Martz called the meeting to order at 7:03.

The minutes of the June 6, 2000 meeting were unanimously approved **Bulman (Johnson)**.

Council Member Martz noted that the agenda would need to be flexible to provide opportunity for three staff members to present at three separate District Advisory Board Meetings scheduled for the evening. He asked the Board to allow staff to present as they arrived in order for them to proceed to the next meeting. With that understanding the agenda was approved unanimously. **Bulman (Johnson)**.

Public Agenda

Items 1 & 2. No items were scheduled for the public portion of the agenda and no citizens were in attendance to present off-agenda items.

No action required.

Planning Agenda

3. Request for zone change – North of Kellogg & West of Tyler

Marvin Krout, Director of the Metropolitan Area Planning Department, explained that Case ZON2000-00026, a request for a zone change from Single Family (SF-6) to Limited Commercial (LC) was deferred on recommendation by the Metropolitan Area Planning Commission. The area of issue is located north of Kellogg & west of Tyler. Krout explained that due to a variety of opinions stated during the MAPC hearing, the decision was made to defer for up to six (6) months. The developer is considering the acquisition of additional land in the area to make the project more contiguous.

No action required.

(Agenda order adjusted for staff presentation.)

6. Wireless Communication Master Plan

Marvin Krout, Metropolitan Area Planning Department Director, presented information on the plan and the associated changes to the City's Unified Zoning Code (see attached handout). Krout explained the progress to date of a joint staff task force established by the City and County Managers to work with a plan presented by consultants in November 1999. The task force was given four (4) tasks: review the consultant plan; reconsider the impact on industry; meet with stakeholders; and provide revised/new plan as appropriate.

Krout stated that the main issue of the antenna towers necessary for wireless communication is aesthetics. Although some radiation is a concern, federal regulations control the risk. The local concern is the impact of the tower on neighborhood appearance, focusing the task force on how to minimize impact and still provide service. As a result of opposition from a College Hill neighborhood from a company's request to site a tower in the area, the City Council had initiated action to address the issue.

Krout informed the Board that the fifth draft is currently posted on the web site and the sixth draft is in progress. He stated that, in his opinion, a good balance of aesthetics and service was being accomplished through the plan. Location is addressed in a comprehensive manner with both towers and ground cabinets. The focus is to make the equipment less noticeable and unobtrusive, as possible, identifying issues of design and location. Included also is encouragement for developers/carriers to obtain public input, co-locate, and demonstrate need. Krout stated that tiering, or mounting antennas on other structures/towers, is currently required.

Johnson asked how many carriers could utilize a tower and what range is typical. **Krout** responded that about four (4) carriers and a two- (2) mile range.

Bulman and **Hoggatt** emphasized the need to not stand in the way of technology, and to allow the economy drive it. Bulman also supported the need for a tower to be removed if it is not being used.

Tim Austin, an agent representing a developer who builds speculative towers, explained why he felt that demonstration of need was not necessary due to the expense that a developer must commit to erecting a tower. Austin noted that the developer would have already considered the demand and financial risk before making a decision to build. Austin pointed out the popular use

of cell phones as an example of not needing to demonstrate the need. The current demand for local cellular service is prompting four-five carriers to consider building towers in Wichita.

Austin stated that a critical reason exists for the City to avoid developing an overly restrictive wireless plan. According to Austin, Wichita is being considered as one of six communities to become a “silicon community” through high technology growth, with Wichita as the only mid-size community being considered. He urged that the City determine the community’s values on the issues, such as short vs. tall towers, co-locating, etc. (Austin stated that a tall tower is considered to be approximately 300 feet, which allows more carriers than a short tower.) Restrictions that should be incorporated in the plan, according to Austin, are preventing several homes from being torn down in a residential area to construct a tower and how public property is to be utilized for siting towers.

Austin made additional points to be considered in refining the wireless plan, noting that the school district currently has more towers than any other one agency. He also pointed out that cell phone usage did not require a great number of towers as 1.5 million cell phone users could be supported by ten (10) towers.

Johnson asked if any research had been conducted on wireless plans in other communities of similar size. **Krout** responded that the information collected indicated that a continuum existed with some very restrictive and some less restrictive.

Action: Board Members who provided comments generally recommended that the plan not be overly restrictive.

Traffic Agenda

4. No items submitted.

No action required.

Unfinished Business

5. List of Homeowner and Neighborhood Associations

A current database of Homeowner and Neighborhood Associations and their contacts was provided to each Board Member. **Council Member Martz** thanked the Members for their work on collecting the information and asked that any contacts not identified yet be completed. He pointed out the need for District V residents to be informed about the August public meeting on the northwest traffic way in order to provide written public comment of support or opposition. **Council Member Martz** stated that he would like to have letters from residents by August 20 and asked Board Members to help facilitate their neighborhoods and homeowner or neighborhood associations to write. He noted that an information letter would be created and sent to the current list of association contacts. **Johnson** emphasized that the letter be sent out before the first of the month since most associations meet during the first week of the month.

No action required.

New Business

9. Amendment to District Advisory Board Ordinance

Council Member Martz explained that two concerns prompted the amendment passed by City Council on June 20, 2000: (1) limiting the demands placed on District Advisory Board Members, and (2) appropriateness for City Manager and/or City Council Members to organize City-wide committees, task forces, or groups. (A copy of the amendment was previously provided to the Board Members.)

Action: **Received and filed.**

10. Community Police Report

Officer Robert Lacy provided a report on crime counts through the first three weeks of June. He noted that suspects involved in the previously reported cases of burglary in Forest Lakes had been apprehended. Questions from Board Members focused on the effect of police presence in reducing crime. Officer Lacy stated that bicycle officers had especially helped curtail crime at Town West. He also noted that use of undercover cars and plain clothesmen had been utilized to reduce crime. Officer Lacy also said that Police received a number of fireworks complaints.

Council Member Martz stated that fireworks would be discussed at the next DAB meeting.

Bulman inquired about the status of the concerns expressed by residents at the previous meeting and Lacy stated that SCAT is working with the residents in the area.

Action: **Received and filed.**

12 Update on Cowskin Creek Basin Study

Council Member Martz reported that the most recent meeting of representatives of the Corp of Engineers, City Public Works, Sedgwick County Public Works, Black & Veatch, and Mid-Kansas Consulting was held June 28, 2000. Progress reported included the following points:

- Cleanup by the City is complete; next point of clean up is Eberly Farms.
- Eight (8) locations between West Street to Garden Plain have been identified to temporarily hold the water back. When the City takes possession in May of the railroad area at Kellogg & Maize Road, the trestle will be taken out, removing a barrier that was responsible for a two (2) foot water build-up in the recent flooding.
- Kellogg expansion will help with opening area of flow.
- A channel on the east side of the Dell will be widened.
- A new bridge that will be higher and longer will be built on Maple Street west of 119th Street (Breezy Point) to lower the water one (1) foot.
- Detention areas will be constructed with one on Dry Creek Basin and one in Colwich area.

A plan of action is expected for presentation in January-February 2000 and construction will begin in May with a goal of completion within 18 months.

Special concerns exist in the Dell associated with the need to control the old Cowskin Creek that runs through the area. The City's obligation is to prevent flooding. The existing valve does not operate which causes stale water to accumulate creating stagnant conditions that are unpleasant and attract mosquitoes. The City plans to lower the water and install a culvert to allow old stale

water to flow but a solution is needed for the valve. The City could close it off permanently, or the Dell homeowners could install a gate with either a manual or automatic valve.

Scheduled for the City Council meeting on July 18 is a flood warning system that anticipates rainfall and the impact on the Cowskin water levels. It is accessed on a personal computer through Internet so residents could access the information for early warning and preparedness. The cost of the system would be shared with the Weather Bureau.

Action: Received and filed.

7. Backyard Drainage

Due to non-arrival of staff to present on this item, **Council Member Martz** began providing information on the new policy adopted by City Council for use by both City and County. (Printed information previously provided to Board Members.) The policy addresses a common issue for newer subdivisions where the slope away from the house is reduced for walkout and/or viewout basements.

Council Member Martz stated that the policy requires developers to submit a more detailed Master Drainage Plan at the time of final plat submittal. After approval, the Plan will be recorded with the Sedgwick County Register of Deeds. The developer is required to stipulate the type of home to be built on each lot, consistent with available grades.

(9:30 p.m.--Chris Carrier arrived.)

Chris Carrier, Storm Water Management Engineer, Public Works, continued with the information explaining that when the site plan is submitted to the City or County for permit, the plan will need to be consistent with subdivision Master Drainage Plan. Carrier explained that a final verification would be made when the final inspection is completed prior to occupancy. The policy requires that builders obtain verification of wall elevations built with the lot-grading plan from a licensed professional engineer or registered surveyor. Carrier noted that the policy would need to be refined as issues are identified.

Council Member Martz complimented Carrier for the action and thanked him for his work to improve the drainage conditions for the new subdivisions.

Bulman asked Carrier if inspections are required for structure built by homeowners that might affect drainage in an area. **Carrier** explained that it depends on the type of structure; for example, a fence doesn't require a permit but it could hinder drainage. Carrier further explained that the policy only provides assurance that the builder sells the home with the proper grade for drainage. He added that homeowner associations could help identify structures that cause barriers.

Action: Received and filed.

8. Management of City Solid Waste and Storm Debris after Brooks Landfill Closes

Joe Pajor, Director of Natural Resources, Public Works, identified solid waste and storm debris issues that will impact citizens of Wichita after the closing of Brooks Landfill on October 9, 2001. (Board Members previously received printed information.) At that date, the landfill permit expires and Brooks will no longer be available for the disposal of City generated waste. As a result, difficult funding decisions will be faced.

Pajor explained that waste generated by normal City operations accounts for nearly 78,000 total tons annually disposed at Brooks. He stated that the figure does not include storm debris; it is predominantly (88%) from street cleanup. Because the disposal costs are currently covered through the gate tipping fees, there is no direct cost to the City for the majority of the waste.

The only direct cost for disposing at Brooks is currently \$44,000 for tree waste. But, Pajor pointed out that tree waste accounts for only 2% of the total City waste disposed at Brooks with some tree waste being recycled through the compost facility. With the closing of Brooks Landfill, the future cost to the City for disposing of all City-generated waste is projected to range from \$1,986,000-- \$3,481,000. In an attempt to reduce costs, the City is currently attempting to site a construction debris landfill due to handle the waste from construction and debris generated by City projects.

An additional issue is the occasional cleanup conducted by the City for cleanup and disposal from major storm damage, such as tornadoes and snow/ice. Based on area, 30% of storm cleanup comes from right of way (public area) tree waste while 70% is waste from private property that has been placed on the curb for pickup. Although the landfill disposal cost from these cleanups is currently included in the tipping fee for disposal, the City will be required to pay for disposal costs for this type of cleanup in the future and will most likely be limited on how much cleanup assistance could be provided.

The City will lose approximately \$2 million annually from the revenue generated by the \$26.00 per ton tipping fee, Pajor stated. In addition, the cost for utilizing a transfer station—the disposal alternative adopted by the Sedgwick County Commission—will be approximately \$3.5 million. Citizens should expect the cost of their residential waste collection service to increase by at least three to four times the current cost.

Questions from the Board Member included:

- Are hazardous materials disposed at Brooks (Hoggatt)? A screening process keeps out all that is possible (Pajor).
- Is the waste sorted (Hoggatt)? All waste that can be sorted and recycled ((Pajor).
- Does the City own the disposal site on Highway K-15 (Bulman)? No, Cornejo owns it for their construction debris (Pajor).
- Is garbage restricted (Johnson)? Yes, furniture and appliances (“whites”) are not allowed. Closing Brooks will limit the City on providing Neighborhood Cleanups and assistance for the indigent. Another small site may be a possibility for this type of waste—Brooks and Furley may be evaluated for appropriate sites (Pajor).
- What about concrete/aggregate (Johnson)? Financial arrangements are being made with recyclers but no contractor yet (Pajor).

Council Member Martz encouraged the Board Members and other citizens to talk with the County Commission about reopening the dialogue about the alternatives. Currently, the

impression is that the County perceives this as a City problem and citizens don't realize the personal impact.

Action: Received and filed.

Board Agenda

11. Update on previously reviewed requests

Council Member Martz reviewed the present status of Planning and Public Works/Engineering cases previously acted on by the DAB including:

- **Harry and Seville Streets (ZON2000-00010)** approved by MAPC on 6/29 for zone change from SF-6 to IP (Industrial Park Zoning District). City Council will consider on 7/25.
- **Petition to Pave Hoover Court, North of May Street** approved by City Council in a 7-0 vote for the Resolution to be adopted.

Some areas of concern for mowing were identified:

- Ridge Road from 21st to 29th Street along Mere Ridge
- Maple and Ridge Road
- Maize Road from Central to 13th

Action: Received and filed.

Council Member Martz talked briefly about the recent Council issues including the Alternative Correctional Housing Board and the siting of Mini-City Halls. Several ideas about a site for building a Mini-City Hall in District V were discussed by Council Member Martz and the Board including Pawnee Park, Sedgwick County Extension, Buffalo Park, Swanson Park, and Northwest High School.

Action: Received and filed.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Dana Brown,
Neighborhood Assistant, District V